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Planning Board Minutes

Tuesday, June 28, 2005

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein Carol
9 Spack, Clerk. Andrea Carr-Evans arrived at 7:30. Also present Jay Grande, Planning Director
10 and Mary Reynolds.
11

12 **Meeting was called to order at 7:20 pm**

13 **I. Approval of Minutes**

14 The Board reviewed the minutes for May 17, 2005.

15 *Ann Welles moved to accept minutes of May 17, 2005 with minor changes and*
16 *subject to the chair approving the 2 issues noted after review of the tape. Sue*
17 *Bernstein seconded the motion. The vote was 4 in favor 0 opposed.*
18

19 **II. Continued Public Hearing for Site Plan Review, Special Permit for Dimensional**
20 **Relief to Off-Street Parking Design Standards and Public Way Access Permit 2**
21 **Oran Road, Framingham Housing Authority.**

22 In attendance for the applicant were Paul Galvani and Steve Starr. The Board
23 reviewed documents 653a-05 Site Plan and 653b-05 Off-street Parking, making
24 changes and edits as necessary on both documents.

25 *Carol Spack moved that the Framingham Planning Board approve the application*
26 *for the Framingham Housing Authority for Site Plan Approval and Pubic Way*
27 *Access Permit for 2 Oran road as set forth in the decision document 653a-05 as*
28 *amended here tonight and subject to final circulation of the revised document and*
29 *dated June 28, 2005. Sue Bernstein seconded the motion. The vote was 5 in favor*
30 *and 0 opposed.*

31 *Carol Spack moved that the Framingham Planning Board approve the application*
32 *for the Framingham Housing Authority for a Special Permit for Dimensional*
33 *Relief for Off-Street Standards for 2 Oran road as set forth in the decision*
34 *document 653b-05 dated June 28, 2005 as revised and amended here tonight and*

1 *subject to final review of the final document. Sue Bernstein seconded the motion.*
2 *The vote was 5 in favor and 0 opposed.*

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4 **III. Continued Public Hearing for Site Plan Review Approval, Special Permit for**
5 **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**
6 **Special Permit for Dimensional Relief from Off-Street Parking Requirements**
7 **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**
8 **Community Health Center**

9 In attendance for the applicant were Paul Galvani, Matt Assia, Peter McManus, John
10 Hess, Rick Bryant and John Pears. Jay Grande updated the board on the recently
11 received comment letters from town departments. He stated that the Fire and Public
12 Works departments have issues with the water line noting that it should be replaced.
13 The applicant also has provided the board with an additional response letter and a
14 draft decision. Paul Galvani reviewed the response letter. Matt Assia reviewed the
15 plan showing the proposed sidewalk on Taylor Street. The Board had concerns about
16 the lighting on Taylor Street and pedestrian safety, the lease for the satellite parking
17 and would also like to receive an updated letter from the traffic review consultant.
18 Additional comments were made on the position of the sidewalk on Taylor Street.
19 Paul reminded the board that the Traffic and Road Way Safety Committee supported
20 the positioning of the sidewalk. Rick Bryant provided an overview of the revised
21 traffic impacts based on the new information provided. John Pears presented the
22 revised architecture plans touching on the changes in color and minor details changes.
23 Tom Mahoney recapped the items that the Board was looking for: 1. Revised letter
24 from GPI on new traffic information. 2. Additional information on the satellite
25 parking lot. 3. Formal Letter on the water line issue and any sewer issue from DPW.
26 4. Town counsel opinion on the responsibility of the Board for reviewing of the
27 satellite parking.

28 *This hearing was continued to July 14, 2005 at 8:30.*

29
30 **IV. Public Hearing for Site Plan Review and Public Way Access Permit, 49, 51 and**
31 **55 New York Avenue, Genzyme Corporation.**

1 In attendance for the applicant were Peter Barbieri, Henry Fitzgerald, Jeff Johnson,
2 Stan Rotkewicz and Sean Reardon. Tom read the hearing notice into the record. Peter
3 Barbieri reviewed the existing conditions note that this is a much smaller version of a
4 previously submitted plan. The applicant plans to demolish 2 existing buildings on
5 site and reconstruct 2 new building in different locations and making the appropriate
6 parking and entrance changes. Peter noted that when all the phased for this project are
7 complete there will be 650 parking spaces. Sean Reardon gave a detailed presentation
8 of the site plan including utilities and site circulation and noting that they intended on
9 utilizing the existing drainage system. Jeff Johnson reviewed the architecture,
10 touching on elevation and materials showing views from all angles. The Board
11 requested a 3-D model of the site to show the scale of the building and line of sight.
12 The Board would like to use GPI as a 593 consultant and will check on the
13 availability of VHB as landscape consultant. Residents on Pleasant Street in
14 Southboro were concerned about the increase in traffic and asked for some traffic
15 calming measures. Peter Barbieri request that the Board allow the applicant to
16 proceed with the building of the foundations at their own risk, the board did not
17 comment on the request at that time.

18 *This hearing was continued to July 28, 2005 at 9:30.*

19
20 **V. Public hearing 501 Cochituate Road for Special Permit for Reduction in**
21 **the Required Number of Parking Spaces, Site Plan Review Approval, Special**
22 **Permit for Use and Public Way Access, Premier Storage Solutions of**
23 **Framingham LLC.**

24 In attendance for the applicant were Peter Barbieri and John Noland. The Board
25 reviewed the decision documents 650a-05 Site Plan Review and 650b-05 Special
26 permit, making edits and changes as necessary. *Ann Welles moved to approve the*
27 *application for Premier Holding Company LLC for Site Plan Approval and Public*
28 *Way Access Permit for 501 Cochituate Road as set forth in draft document dated*
29 *June 28, 2005 doc# 650a-05 as amended here this evening and subject to final*
30 *approval of text. Sue Bernstein seconded the motion. The vote was 5 in favor and 0*
31 *opposed.*

1 *Ann Welles moved that the Framingham Planning Board approve the application*
2 *for Premier Holding LLC for Special Permit for Use and Special Permit for*
3 *Reduction in the Required Number of Parking Spaces for 501 Cochituate Road as*
4 *described in decision draft dated June 28, 2005 Doc#650b-05as amended here*
5 *tonight and subject to final review of the text. Sue Bernstein seconded the motion.*
6 *The vote was 5 in favor and 0 opposed.*

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8 **VI. Miscellaneous Administrative**

9 **a. Covenant Extension ~ Sanctuary at Hop Brook Subdivision**

10 The Board approved the subdivision on August 5, 2003 and that two year period
11 to construct is coming to an end. The applicant is looking for a 2 year extension
12 due an appeal. The Board would prefer a 1 year extension.

13 *Ann Welles moved to extend the time limit for construction of the subdivision*
14 *at 48 Edmunds Road the Sanctuary at Hop Brook for 1 year .Carol Spack*
15 *seconded the motion. The vote was 2 in favor and 1 opposed and 2*
16 *abstentions.*

17 *Ann Welles moved to reconsider the vote. Carol Spack second the motion the*
18 *vote was 5 in favor and 0 opposed*

19 The board discussed the details of the subdivision for the benefit of members
20 who weren't involved with the prior decision and had no knowledge of the
21 project.

22 *Ann Welles moved to extend for 1 year the approval of the subdivision at 49*
23 *Edmunds Road Sanctuary at Hop Brook. Thomas Mahoney seconded the*
24 *motion. The vote was 3 in favor,(Sue, Tom & Ann) 1 opposed(Carol) and 1*
25 *abstention (Andrea).*

26
27 **b. Sign review ~ T.G.I.F.**

28 The Board acknowledged that the color rendition doc 647-05 for the signs meets
29 with their conditions.

30
31 **c. Zoning Amendment ~ The Board discussed the zoning amendment relative to the**

1 Board's review of Dover amendments

2 *Sue Bernstein moved that the Framingham Planning Board sponsor the*
3 *zoning by-law doc#657-05 for the next town meeting. Ann Welles seconded the*
4 *motion. The vote was 5 in favor and 0 opposed.*

5 *Ann Welles moved that they suspend the Planning Board rules and allow a 4th*
6 *hearing on July 28, 2005 if needed. Sue Bernstein seconded the motion. The*
7 *vote was 5 in favor and 0 opposed.*

- 8 **d.** Two additional Board members signed the mylar plan for 20 Overlook Drive,
9 which was overlooked when previously signed.

10
11 **VII. Meeting Adjournment**

12 *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*
13 *was 5 in favor and 0 opposed. The meeting adjourned at 12:00pm*

14
15 Respectfully submitted,
16 Mary Reynolds
17 Recording Secretary

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19
20 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
21 **PLANNING BOARD MEETING OF OCTOBER 27, 2005.**

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23 _____
24 Thomas Mahoney, Chairman